

Lynn LaChapelle
3334 Avenida Hacienda, Escondido, CA 92029

July 18, 2008

Fire Marshal Calvin McVay
Ramona Fire Department/Cal Fire
105 Earlham Street
Ramona, CA 92065-1599

Attn: Fire Marshal

Subject: Fire Protection Plan-Short Form for 15404 Highland Valley Road, Escondido, CA 92025/APN # 276-023-24

This letter is written in response to a request from the Ramona Fire Prevention Bureau for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address

- Location (a 30-acre property located on Highland Valley Road between Bandy Canyon and Paseo Penasco)
- Topography (the terrain of the property is gently rolling, the floor of the valley)
- Geology (the property geology is decomposed granite with some silt/clay located in the lower parts of the property)
- Flammable Vegetation (there are presently no trees on the property, only grasses, which are mowed regularly. Native species border the road)
- Climate (the climate of the property is consistent with an inland Mediterranean climate-given that it is approximately 15 to 20 degrees warmer and drier than the coast)

along with the following fire-related issues:

1. Water Supply
 2. Fire Access
 3. Building fire resistance and ignition
 4. Fire Protection Systems
 5. Fire Protection Equipment
 6. Defensible Space
 7. Vegetation Management
 8. Fire Behavior Model
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1. Water Supply: The water supply is from the Ramona Municipal Water District. There are also two wells serving the property. Pursuant to the Ramona Fire Marshal request, a fire hydrant will be constructed at the entrance to the property (on Highland Valley Road). Additionally, there is a fire hose hook up approximately 800 feet from the roadway and a fire hose hook up located at the base of the 10,000 gallon cistern located in the middle of the property. The minimum fire flow in wildland urban interface is 2500 GPM.
 2. Fire Access Roads: The 16' driveway serving the property will be capable of serving an imposed load of 75,000 lbs per code and will be constructed out of asphalt pursuant to the Ramona Fire Marshal's request.

Grade:

- a. The Driveway grade is generally less than 10%, and at steepest is 12%.

Surface:

- a. The Ramona Fire Marshal has requested the driveway be installed to exceed the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. The

surfacing material minimum standard shall be an asphalt surface capable of serving an imposed load of 75,000 lbs.

Maintenance:

- a. The property owners, (Lynn LaChapelle and Mark Robinson) will be responsible for maintaining the driveway, gates and signs on the parcel in compliance with fire codes. Road easements, including gates and signs within the project, will also be maintained in compliance with fire codes in perpetuity.
3. Building fire-resistance and ignition: The owners have designed their residence and metal barns in compliance with both "Basic" and "Enhanced" construction requirements per County Building and Fire Codes which addresses methods to be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.
4. Fire Protection Systems: All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2. Detached structures have been reviewed and are specified as having sprinklers (except the mare motel) pursuant to the Amended Letter dated 05/19/08 from Fire Marshal McVay.
5. Fire Protection Equipment: (e.g. extinguishers) A fire hose will be located in the tack barn and will be available in emergencies to connect with the Cistern or Agriculture water valve located on the property. Hose bibs are located throughout the property at approximately 100' intervals.
6. Defensible Space:
 - a. A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17.
7. Vegetation Management: Prescribed Defensible Open Space will be maintained by the property owners on at least an annual basis or more often as needed. Planting within this region will be from an approved fire resistance planting materials list (list maintained by County of San Diego)
8. Fire Behavior Computer Modeling: Computer Fire Behavior Model not required for this project per County Fire Marshal.

Name of Person Preparing this Report

PREPARED BY Lynn La Date 7/18/08

Printed Name Lynn LaChapelle Title owner

Name of Property Owner

Owner ly to Date 7/18/08

Printed Name Lynn LaChapelle Title owner